

1 BILL NO. R-83-08-06

2 DECLARATORY RESOLUTION NO. D-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 1, 1983, to have the following described property design-
7 nated and declared an "Urban Development Area" under Division 6,
8 Article II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Part of Block A, Enterprise Center,
11 Section I as recorded in Plat Book
12 32, page 69, Office of the Recorder,
more particularly described as follows:

13 Beginning at the Northwest corner of
14 said Block A, said corner being
marked by an iron pin found; thence
15 East along the South right of way
line of Collins Road 662.0 feet to
16 an iron pin found, said pin being
located 370.0 feet West of the North-
17 east corner of said Block; thence
18 South by a deflection right of 90
deg. 00 min. 00 sec., 475.5 feet to
19 a point on the South line of said
Block, said point being marked by
20 an iron pin set and being 320.0 feet
West of the Southeast corner of said
21 Block; thence West by a deflection
right of 90 deg. 00 min. 00 sec.,
22 along the South line of said Block
665.0 feet to the Southwest corner
23 of said Block, said corner being
marked by an iron pin set; thence
24 North along the West line of said
Block and by a deflection right of
25 90 deg. 22 min. 00 sec. 475.5 feet
to the point of beginning, contain-
ing 7.24 acres more or less and
being subject to all legal easements
of record;

26
27 said property more commonly known as 200 Collins Drive, Fort
28 Wayne, Indiana; and

29 WHEREAS, it appears that said petition should be pro-
30 cessed to final determination in accordance with the provisions
31 of said Division 6.

32

1 || Page Two

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 2 below, the property hereinabove described is hereby designated and declared an "Urban Development Area" under I.C. 6-1.1-12.1.

(a) An affirmative ("Do Pass") recommendation by the Fort Wayne Redevelopment Commission, after due hearing, analysis and study in accordance with the provision of Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended; and

(b) Final confirmation hereof by due passage upon the final vote hereon.

SECTION 2. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Councilmember

Federated Read the first time in full and on motion by Steve, seconded by Bradbury, and duly adopted, read the second time by title and referred to the Committee Degeneration (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 19, the 19 day of September, 1983, at 11 o'clock A.M., E.S.T.

DATE: 8-9-83

Sandra F. Kennedy
CITY CLERK

Read the third time in full and on motion by Steve, seconded by Sir Santa, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCRUGGS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 9-27-83

Sandra F. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. R-80-83 on the 27th day of September, 1983.

ATTEST:

(SEAL)

Sandra F. Kennedy
CITY CLERK

PRESIDING OFFICER

Ray A. Elbost

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of Sept., 1983, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra F. Kennedy
CITY CLERK

Approved and signed by me this 30th day of September, 1983, at the hour of 12 o'clock P.M., E.S.T.

WIN MOSES, JR.

WIN MOSES, JR. - MAYOR

NO. 44

July 29 1983

RECEIVED FROM Beld-Olland

Fifty \$ $\frac{00}{100}$

DOLLARS

Tap abatement

Account Total \$ 50 $\frac{00}{00}$

Amount Paid \$ 50 $\frac{00}{00}$

Balance Due \$ 00 $\frac{00}{00}$

U. Estoff

*THE EFFICIENCY[®]LINE™ AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property	7. Owner(s)
200 Collins Drive	Keith Hanson, Doris
Fort Wayne, Indiana	Weikel, Dan Brandenberger, Donald L
Drake (contract purchasers from	
Joseph & Audrey Close)	
Street Boundaries (if applicable)	8. Address of Owner(s)
	2548 Simon Road
	Huntertown, In. 46748
2. Legal Description of Property	9. Telephone Number
Enterprise Center, Section 1,	637-6992
Block A except fr1. E 370 ft.	or 484-0711
and except West 150 ft. of East	
700 ft. of North 235 ft., as	10. Agent of Owner (if any)
shown on Exhibit "A"	Donald L. Drake
3. Township	11. Address
Washington	2548 Simon Rd.
4. Taxing District	Huntertown, In. 46748
80-Fort Wayne-Washington	12. Telephone Number
5. Current Zoning District	637-6992
M-1	or 484-0711
6. Variance Grant (if any)	13. Relationship of Agent to
N/A	Owner real estate broker &
	part owner
15. Current Use of Property	14. Instrument Number of
(a) How is property presently used?	Commitments or Covenants
	Enforceable by City (if
	any)
(b) What structure(s) (if any) are on the property?	
	no structure
(c) What is the condition of this structure/these structures?	
16. Current Assessment on Land and Improvements	
(a) What is the amount of latest assessment?	23,100
(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements)	\$2,246.08 (payable 1983); assessment-30,800 land

17. Description of Project A series of 8 to 10 multi-unit buildings for office and warehouse use by various tenants

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? as soon as possible

(b) When is completion expected? 3 to 5 years

19. Cost of project (not including land cost) \$1,500,000 +/-

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 300 +/-

(b) What kind of work will employees be engaged in? office and warehouse employment

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 100 - 200

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) no additional services required

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Land has been vacant for a number of years after other development in the area.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? yes, it will utilize presently vacant industrial land into a warehouse and office complex

(b) Will the project improve or replace a deteriorated or obsolete structure? N/A

(c) Will the project preserve a historically or architecturally significant structure? N/A

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

x No

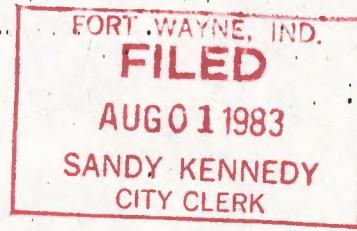
25. Financing on Project

What is the status of financing connected with the project?
local bank financing

I hereby certify that the information and representations on this Application are true and complete.

Donald J. Drake
Signature(s) of Owner(s)

July 28, 1983
Date



Stoody-Owens and Associates, Inc.

Exhibit "A"

2712 Lower Huntington Road
Fort Wayne, Indiana
46809
(219) 747-6664

Registered Land Surveyors

Joseph B. Stoody Jr., L.S.
Timothy F. Owens, L.S.
Terry L. Atherton, L.S.

1026 St. Joe Blvd.
Fort Wayne, Indiana
46805
(219) 422-4233

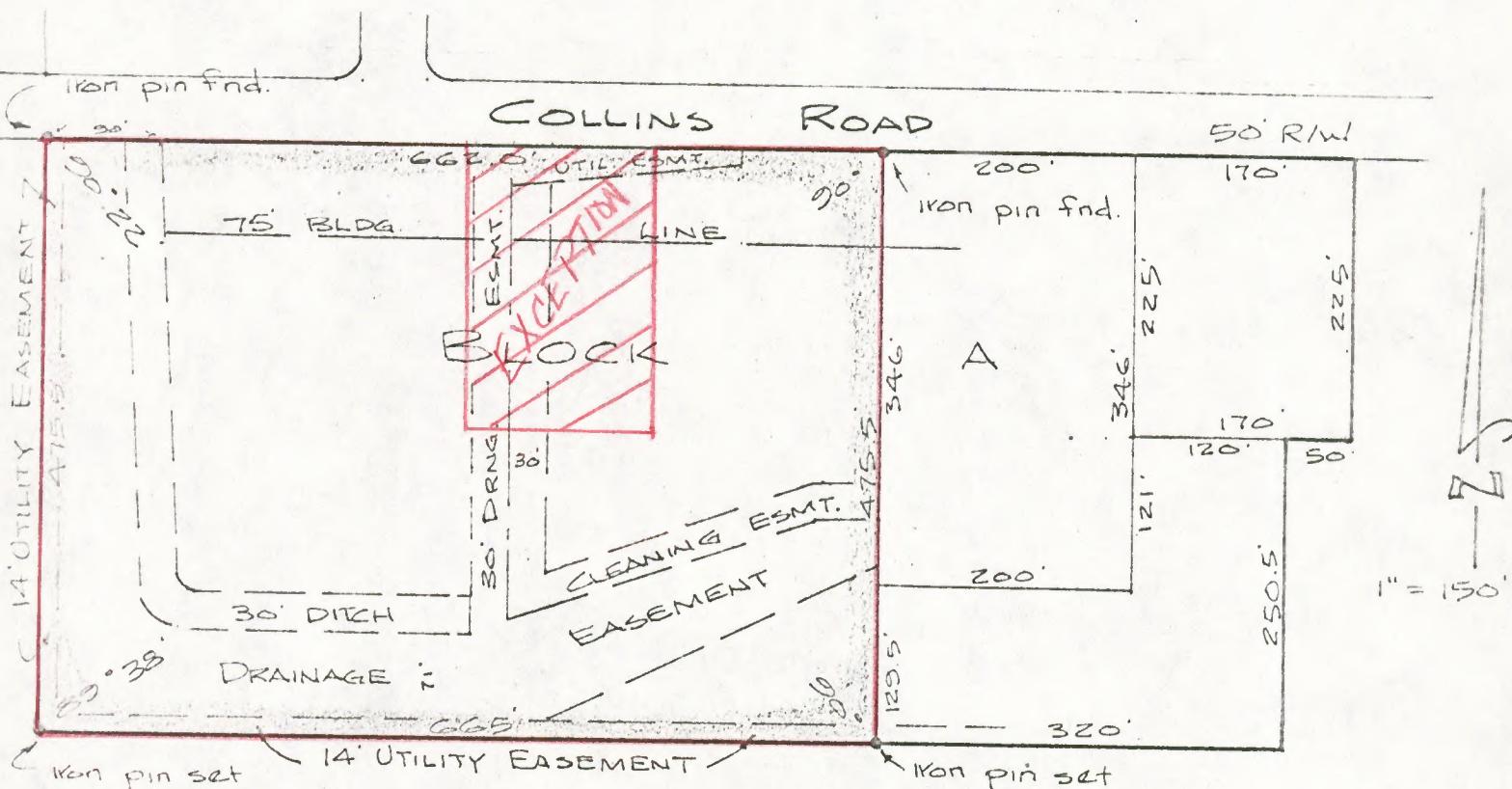
CERTIFICATE OF SURVEY

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below. Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana. Any encroachments or discrepancies are shown below.

Legal description of real estate. Part of Block A, Enterprise Center, Section I as recorded in Plat Book 32, page 69, Office of the Recorder, more particularly described as follows:

Beginning at the Northwest corner of said Block A, said corner being marked by an iron pin found; thence East along the South right of way line of Collins Road 662.0 feet to an iron pin found, said pin being located 370.0 feet West of the Northeast corner of said Block; thence South by a deflection right of 90 deg. 00 min. 00 sec., 475.5 feet to a point on the South line of said Block, said point being marked by an iron pin set and being 320.0 feet West of the Southeast corner of said Block; thence West by a deflection right of 90 deg. 00 min. 00 sec., along the South line of said Block 665.0 feet to the Southwest corner of said Block, said corner being marked by an iron pin set; thence North along the West line of said Block and by a deflection right of 90 deg. 22 min. 00 sec. 475.5 feet to the point of beginning, containing 7.24 acres more or less and being subject to all legal easements of record.

The above described property does not lie within a special flood hazard area as shown in the Dept. of HUD, FIA Flood Hazard Boundary Maps for the City of Fort Wayne, Indiana.

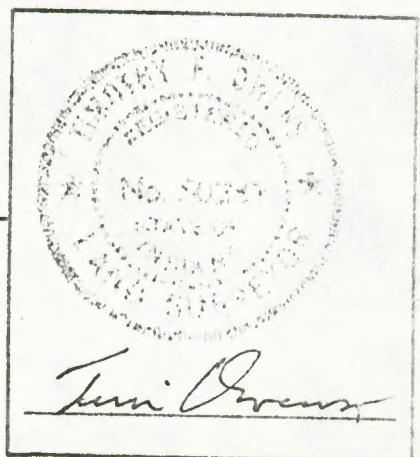


All information as shown is correct to the best of my knowledge.

FOR FLETCHER-MOSER CLOSE

DATE NOVEMBER 7, 1977

JOB NO. 7711-06



BILL NO. R-83-08-06

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

John

Janet G. Bradbury

Victure Scruggs

Mark Quinta

R. Schomburg

MARK E. GIAQUINTA

ROY J. SCHOMBURG

On Curred in 9-27-83

Sandra F. Kennedy

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: September 14, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
SUBJECT: Gary E. Wasson, Executive Director
Tax Abatement - Collins Drive

Background

On August 9, 1983, Declaratory Resolution No. R-83-08-06 was introduced in City Council requesting designation of the property located at 200 Collins Drive, Washington Township, Fort Wayne, Indiana as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on September 12, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on September 12, 1983, did adopt the attached Resolution No. 83-43 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Property more commonly known as 200 Collins Drive
Fort Wayne, Indiana

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

Mr. Donald Drake and associates plan to construct on vacant land, a series of 8-10 multi-unit buildings and lease them to various tenants for the purpose of office and warehouse use. The project will produce approximately 100-200 new jobs for Fort Wayne.

This project meets the intent of the I.C. 6-1.1-12.1 legislation and compliments the objectives of the City of Fort Wayne.

GEW/jw
enclosures
cc: Sandra Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-83-08-06
DEPARTMENT REQUESTING ORDINANCE City Clerk's Office
SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban Development Area" under I.C. 6-1.1-12.1.

Enterprise Center, Section 1, Block A except frl.

E 370 ft. and except West 150 ft. of East 700 ft.

of North 235 ft., as shouwn on Exhibit "A".

Said property more commonly known as 200 Collins Drive, Fort Wayne, Indiana.

EFFECT OF PASSAGE Said presently vacant land will be used for office and warehouse tenants. One hundred to two hundred (100-200) new jobs for the City of Fort Wayne, Indiana.

EFFECT OF NON-PASSAGE Land will remain vacant and no new jobs will be created.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$1,500,000.00 (not including land cost).

ASSIGNED TO COMMITTEE (J.N.)

DATE SUBMITTED: